

Recommendation: **GRANT PERMISSION**

Havant Borough Local Plan (Allocations) July 2014

Submission Version Havant Local Plan

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor David Jenner

No Comment.

Councillor E Shimbart - Hart Plain

No Comment.

Councillor P Bains - Hart Plain Ward

No Comment.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 16

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria.

7.3 Under reference APP/21/00541 planning permission was refused for the demolition of existing conservatory and erection of replacement single storey extension, balcony to rear over new flat roof with associated screening, conversion of loft to form habitable space. This was because of the overlooking which would be created to the properties either side. This application has removed the proposed balcony and has replaced it

with a Juliet balcony to the rear. This is considered to be materially different from the previous application. There would be no increase in bedrooms and no change to parking requirements.

(ii) Appropriateness of design and impact on the character of the area

- 7.4 The proposed development would involve the demolition of existing conservatory and erection of replacement single storey extension and conversion of loft to form habitable space. The proposed rear extension would have a width of approximately 6.3 metres, a depth of approximately 2.9 metres with a flat roof having a height of approximately 3.1 metres. The proposed loft conversion would provide space for a bedroom and en-suite.
- 7.5 The proposed rear extension would have matching render to the existing property with a flat roof. It is considered the proposed works would be in keeping with the context of the main dwellinghouse.
- 7.6 Due to the proposed development being located to the rear of the property it is considered to have a limited impact upon the street scene. Furthermore, the proposed extension would appear subservient to the host dwelling being of appropriate size to the plot and the retained amenity space following the removal of the existing rear extension. Therefore, it is considered to be in keeping with the character of the area.
- 7.7 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.8 To the front there would be two rooflights within the roof serving the loft conversion. This is considered not to have a negative impact upon any of the neighbouring properties.
- 7.9 On the east side at ground floor level the proposed rear extension would be screened by No.9A Silvester Road's rear extension therefore not having any impact on the neighbouring occupiers. At first floor level there would be no side windows.
- 7.10 On the west side at ground floor level there would be a new window within the proposed rear extension. This would not be screened and would directly overlook the rear extension and garden at No.11 Silvester Road which is considered to cause overlooking. This has been resolved in the form of a condition for this window to be obscurely glazed as there is a principal window to the south facing the rear garden. At second floor level there would be a new circulation window within the proposed loft conversion which would face the side wall of No.11 Silvester Road which has windows on this side. This window has been conditioned to be obscurely glazed in order to reduce overlooking.
- 7.11 To the rear there would be a door and windows within the proposed rear extension. These views would be screened by the existing 1.8 metre high brick wall therefore it is not considered to cause harmful overlooking. At first floor level there would be a Juliet balcony serving the bedroom replacing the existing window. This is considered to create similar views to that already established on site therefore it is not considered to cause unacceptably harmful overlooking to the neighbouring properties either side or

to the rear. At second floor level there would be 3 rooflights within the proposed loft conversion (there are 2 existing rooflights) which are not deemed not to cause harmful overlooking.

- 7.12 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the locality and neighbours, and is therefore considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/01033

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Existing Plans, Elevations and Location Plan - BA109_01_001 Rev A
Proposed Plans, Elevations and Block Plan- BA109_03_001Rev E

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the window in the ground floor serving the kitchen and the window in the second floor serving the landing on the west elevation facing No. 11 Silvester Road shall be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and non opening below 1.7 metres in height and retained as such thereafter.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.